

# SHIRISH KAMAT

B.E. (CIVIL), AMIE  
STRUCTURAL CONSULTANT

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**The Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,  
Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules 2017**

## Form 3

See Rule 5(1) (a) (ii)

### **ENGINEER'S CERTIFICATE**

(To be submitted at the time of Registration of On-going Project and for withdrawal of Money  
from Designated Account- Project wise)

Date : 23.02.2018

To,  
M/s Virani Ventures  
Mapusa Goa.

**Subject: Certificate of Percentage of Completion of Construction Work of 4 Nos. of Building(s) A, B, C, D and 5 Nos. of Row Villas 1,2,3,4,5 of the Project Palms Socorro situated on Plot bearing survey No.23/3-C of Village Socorro, Taluka Bardez, District North Goa, PIN 403501 admeasuring 3625 sq.mts., area being developed by M/s Virani Ventures.**

**Ref: Goa RERA Registration Number \_\_\_\_\_**

Sir,

I **Mr. Shirish Kamat** have under taken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being 4 Nos. of **Building(s) A, B, C, D and 5 Nos. of Row Villas 1,2,3,4,5** situated on the plot bearing PTS, Chalta No./ Survey no./ Plot no **23/3-C** demarcated by its boundaries (latitude and longitude of then points) **Village Socorro, Taluka Bardez, District North Goa, PIN 403501** Admeasuring **3625 sq.Mts.** area being developed by **M/s Virani Ventures.**

I. Following technical professionals are appointed by Owner / Promoter :-

- (i) M/s. **ULYSIS** as Architect
- (ii) **Shri. Shirish Kamat** as Structural Consultant



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PANAJI - GOA. INDIA  
TCP REG. NO. ER/0083/2010

- (iii) M/S/Shri/Smt \_\_\_\_\_ NA \_\_\_\_\_ as MEP Consultant  
 (iv) Shri. **Shirish Kamat** as Quantity Surveyor\*

1. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certification, of the Civil, MEP and allied works, of the Building(s) of the project . our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer and consultants and the schedule of items and quantity for the entire work as calculated by **Shri. Shirish Kamat** Quantity Surveyor\* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. **18,63,50,227/-** (Total of Table A and B). The estimated total cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate/completion certificate for the building(S) from the SGPDA being the planning authority under whose jurisdiction the aforesaid project is being implemented.
3. The estimated Cost Incurred till date is calculated at Rs. **5,58,92,840 /-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of total estimated cost.
4. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion certificate from SGPDA (planning Authority) is estimated at Rs. **13,04,57,387/-** (Total of Table A and B.)
5. I certify that the cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B Below: Building/ called **M/s Virani Ventures**

<b>Table A (Building A)</b>		
<b>(To be prepared separately for each Building/Wing of the Real Estate Project)</b>		
<b>Sr. No.</b>	<b>Particulars</b>	<b>Amount</b>
<b>1</b>	Total Estimated cost of the building/wing as on <u>24th Feb, 2018</u> date of Registration is	23473582.75
<b>2</b>	Cost incurred as on <u>24th Feb, 2018</u> (based on the Estimated Cost)	18525163.18
<b>3</b>	Work Done in percentage (As percentage of the Estimated Cost)	78.92
<b>4</b>	Balance Cost to be Incurred (Based on Estimated Cost)	4948419.58
<b>5</b>	Cost incurred on additional / extra items As on <u>24th Feb, 2018</u> not included in the Estimated Cost (Annexure A)	NIL

  
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 PANAJI - GOA, INDIA  
 TCP REG. NO. ER/0083/2010

<b>Table A (Building B)</b>		
<b>(To be prepared separately for each Building/Wing of the Real Estate Project)</b>		
<b>Sr. No.</b>	<b>Particulars</b>	<b>Amount</b>
1	Total Estimated cost of the building/wing as on <u>24th Feb, 2018</u> date of Registration is	23473582.75
2	Cost incurred as on <u>24th Feb, 2018</u> (based on the Estimated Cost)	10777539.30
3	Work Done in percentage (As percentage of the Estimated Cost)	45.89
4	Balance Cost to be Incurred (Based on Estimated Cost)	12696043.45
5	Cost incurred on additional / extra items As on <u>24th Feb, 2018</u> not included in the Estimated Cost (Annexure A)	NIL

<b>Table A (Building C)</b>		
<b>(To be prepared separately for each Building/Wing of the Real Estate Project)</b>		
<b>Sr. No.</b>	<b>Particulars</b>	<b>Amount</b>
1	Total Estimated cost of the building/wing as on <u>24th Feb, 2018</u> date of Registration is	23473582.75
2	Cost incurred as on <u>24th Feb, 2018</u> (based on the Estimated Cost)	8474016.75
3	Work Done in percentage (As percentage of the Estimated Cost)	36.10
4	Balance Cost to be Incurred (Based on Estimated Cost)	14999566.00
5	Cost incurred on additional / extra items As on <u>24th Feb, 2018</u> not included in the Estimated Cost (Annexure A)	NIL



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<b>Table A (Building D)</b>		
<b>(To be prepared separately for each Building/Wing of the Real Estate Project)</b>		
<b>Sr. No.</b>	<b>Particulars</b>	<b>Amount</b>
1	Total Estimated cost of the building/wing as on <u>24th Feb, 2018</u> date of Registration is	22523582.75
2	Cost incurred as on <u>24th Feb, 2018</u> (based on the Estimated Cost)	3730811.35
3	Work Done in percentage (As percentage of the Estimated Cost)	16.56
4	Balance Cost to be Incurred (Based on Estimated Cost)	18792771.40
5	Cost incurred on additional / extra items As on <u>24th Feb, 2018</u> not included in the Estimated Cost (Annexure A)	NIL

<b>Table A (Row Villa 1)</b>		
<b>(To be prepared separately for each Building/Wing of the Real Estate Project)</b>		
<b>Sr. No.</b>	<b>Particulars</b>	<b>Amount</b>
1	Total Estimated cost of the building/wing as on <u>24th Feb, 2018</u> date of Registration is	8330629.75
2	Cost incurred as on <u>24th Feb, 2018</u> (based on the Estimated Cost)	5117239.63
3	Work Done in percentage (As percentage of the Estimated Cost)	61.43
4	Balance Cost to be Incurred (Based on Estimated Cost)	3213390.13
5	Cost incurred on additional / extra items As on <u>24th Feb, 2018</u> not included in the Estimated Cost (Annexure A)	NIL



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<b>Table A (Row Villa 2)</b>		
<b>(To be prepared separately for each Building/Wing of the Real Estate Project)</b>		
<b>Sr. No.</b>	<b>Particulars</b>	<b>Amount</b>
1	Total Estimated cost of the building/wing as on <u>24th Feb, 2018</u> date of Registration is	8330629.75
2	Cost incurred as on <u>24th Feb, 2018</u> (based on the Estimated Cost)	5117239.63
3	Work Done in percentage (As percentage of the Estimated Cost)	32.12
4	Balance Cost to be Incurred (Based on Estimated Cost)	3213390.13
5	Cost incurred on additional / extra items As on <u>24th Feb, 2018</u> not included in the Estimated Cost (Annexure A)	NIL

<b>Table A (Row Villa 3)</b>		
<b>(To be prepared separately for each Building/Wing of the Real Estate Project)</b>		
<b>Sr. No.</b>	<b>Particulars</b>	<b>Amount</b>
1	Total Estimated cost of the building/wing as on <u>24th Feb, 2018</u> date of Registration is	8330629.75
2	Cost incurred as on <u>24th Feb, 2018</u> (based on the Estimated Cost)	1383610.00
3	Work Done in percentage (As percentage of the Estimated Cost)	16.61
4	Balance Cost to be Incurred (Based on Estimated Cost)	6947019.75
5	Cost incurred on additional / extra items As on <u>24th Feb, 2018</u> not included in the Estimated Cost (Annexure A)	NIL

  
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<b>Table A (Row Villa 4)</b>		
<b>(To be prepared separately for each Building/Wing of the Real Estate Project)</b>		
<b>Sr. No.</b>	<b>Particulars</b>	<b>Amount</b>
1	Total Estimated cost of the building/wing as on <u>24th Feb, 2018</u> date of Registration is	8330629.75
2	Cost incurred as on <u>24th Feb, 2018</u> (based on the Estimated Cost)	1383610.00
3	Work Done in percentage (As percentage of the Estimated Cost)	16.61
4	Balance Cost to be Incurred (Based on Estimated Cost)	6947019.75
5	Cost incurred on additional / extra items As on <u>24th Feb, 2018</u> not included in the Estimated Cost (Annexure A)	NIL

<b>Table A (Row Villa 5)</b>		
<b>(To be prepared separately for each Building/Wing of the Real Estate Project)</b>		
<b>Sr. No.</b>	<b>Particulars</b>	<b>Amount</b>
1	Total Estimated cost of the building/wing as on <u>24th Feb, 2018</u> date of Registration is	8330629.75
2	Cost incurred as on <u>24th Feb, 2018</u> (based on the Estimated Cost)	1383610.00
3	Work Done in percentage (As percentage of the Estimated Cost)	16.61
4	Balance Cost to be Incurred (Based on Estimated Cost)	6947019.75
5	Cost incurred on additional / extra items As on <u>24th Feb, 2018</u> not included in the Estimated Cost (Annexure A)	NIL



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<b>Table B</b>		
<b>(To be prepared for the entire registered phase of the Real Estate Project)</b>		
<b>Sr. No.</b>	<b>Particulars</b>	<b>Amounts</b>
<b>1</b>	Total Estimated Cost of the Internal and External Development works including amenities and facilities in the layout as on <u>24th Feb,2018</u> date of Registration is	9800000.00
<b>2</b>	Cost incurred as on <u>24th Feb,2018</u> (Based on the Estimated Cost)	0.00
<b>3</b>	Work Done in percentage (As percentage of the Estimated Cost)	0.00
<b>4</b>	Balance Cost to be Incurred (Based on Estimated Cost)	9800000.00
<b>5</b>	Cost incurred on additional / extra items As on not included in the Estimated Cost (Annexure A)	NIL

Yours faithfully,



Signature of Engineer

(Licence No. \_\_\_\_\_)

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